



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

APRIL 7, 2015

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

1. Applicant: Jorge Alas
 Location: 20 Chippendale Road
 Mon. Co. Tax No.: 060.83-4-16
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed shed (10.0 feet x 20.0 feet;
 200.0 square feet) to be located in a front yard, where
 accessory structures, including sheds, are permitted in rear
 yards only. Sec. 211-11 E (3)

2. Applicant: Goddard Development Partners IV, LLC
 Location: 680 Maiden Lane
 Mon. Co. Tax No.: 060.17-3-6.111
 Zoning District: BG (General Business)
 Request: An area variance for a proposed second (east side) building-
 mounted sign, with a sign area of 70.4 square feet, instead of
 the one (1) 125.0 square feet building-mounted sign permitted.
 Sec. 211-52 B (2) (a) [1], Sec. 211-52B (2) (c) [1], Table VII

NEW BUSINESS:

1. Applicant: Diana Furman
 Location: 57 Daylilly Lane
 Mon. Co. Tax No.: 058.03-4-90
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for an existing shed (8.2 feet x 12.2 feet; 100
 square feet) to be located in a side yard, where accessory
 structures, such as sheds, are permitted in rear yards only.
 Sec. 211-11 E (3)

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2. Applicant: Timberland Development
 Location: 11 Hawks Landing (pvt.)
 Mon. Co. Tax No.: 033.01-2-45
 Zoning District: R1-44 (Single-Family Residential)
 Request: a) An area variance for a proposed two-story, single-family dwelling to have a total floor area of 2103 square feet, instead of the 2200 square feet minimum required. Sec.211-11 D (2), Table I
 b) An area variance for a proposed two-story, single-family dwelling to have a first floor area of 1035 square feet, instead of the 1100 square feet minimum required. Sec.211-11 D (2), Table I
3. Applicant: Scott Steinberg
 Location: 122 Orchard Road
 Mon. Co. Tax No.: 026.30-1-8
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for an existing front setback of 18.6 feet, instead of 36.2 feet minimum required (as determined by the neighborhood average). Sec. 211-11 D (2), Table I
 b) An area variance for a proposed side setback of 9.6 feet, where 10 feet minimum is required. Sec. 211-11 D (2), Table I
 c) An area variance for a proposed rear setback of 5.7 feet, where 26.4 feet minimum is required. Sec. 211-11 D (2), Table I
4. Applicant: Crescent Beach Restaurant and Hotel, LLC
 Location: 1372 Edgemere Drive
 Mon. Co. Tax No.: 035.09-1-23
 Zoning District: BR (Restricted Business)
 Request: An area variance for portions of an existing and proposed parking area (approximately 60 linear feet) to be located a distance of 14.1 feet to 19.9 feet from the right-of-way of Edgemere Drive, instead of the 20 feet minimum required. Sec.211-17 B (4), Table III

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5. Applicant: Robert Collins Jr.
 Location: 1762 Manitou Road
 Mon. Co. Tax No.: 073.01-3-4
 Zoning District: BG (General Business)
 Request: A waiver of the requirements for a special use permit to operate an existing motor vehicle service station in accordance with the regulations established in Sec. 211-35. Sec. 211-17 C (3) (b) [2]; Sec. 211-17 C (4) & Sec. 211-35
6. Applicant: Arex Enterprises, Inc.
 Location: 100 Dobson Road
 Mon. Co. Tax No.: 060.07-10-21
 Zoning District: DMU (Dewey Avenue Mixed Use)
 Request: a) An area variance for a proposed west side building façade to have 21% transparency (measured between the height of three (3) feet and eight (8) feet above the parking area grade), instead of the 60 % minimum required for a building façade facing a parking area. Sec. 211-17.1 G (2) (c)
 b) An area variance for a proposed north side building façade to have 10% transparency (measured between the height of two (2) feet and ten (10) feet above the adjacent sidewalk), instead of the 20% minimum required for ground-floor facades in a residential use. Sec. 211-17.1 E (5) (b), Sec, 211-17.1 E (5) (c)
 c) An area variance for a proposed south side building façade to have 10% transparency (measured between the height of two (2) feet and ten (10) feet above the adjacent sidewalk), instead of the 20% minimum required for ground-floor façades in a residential use. Sec. 211-17.1 E (5) (b), Sec. 211-17.1 E (5) (c)
 d) An area variance for a proposed east side building façade which does not exhibit a clearly defined base, mid-section, and crown. Sec. 211-17.1 E (3) (a)

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7. Location: 1599 Long Pond Road
 Mon. Co. Tax No.: 089.03-2-8
 Zoning District: BR (Restricted Business)
 Request: A public hearing for the Board of Zoning Appeals to consider whether or not a special permit grantee, G.P. Custom Auto, has violated the terms and conditions of the special permit to operate a motor vehicle service station which the Board of Zoning Appeals granted on May 20, 2014, and whether said special permit should be revoked. Sec. 211-60 A (5) (a)

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

ADJOURNMENT

NEXT MEETING: Tuesday, April 21, 2015

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